

Magi No.

DOE yes no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

Kutchey
historic ~~KXXXXX~~ House (preferred)

and/or common

2. Location

street & number 4000 Fifth Street not for publication

city, town Baltimore vicinity of congressional district

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use	
<u> </u> district	<u> </u> public	<u> </u> occupied	<u> </u> agriculture	<u> </u> museum
<u> </u> building(s)	<u> </u> private	<u> </u> unoccupied	<u> </u> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational	<u> </u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	<u> </u> religious
<u> </u> object	<u> </u> in process	<u> </u> yes: restricted	<u> </u> government	<u> </u> scientific
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial	<u> </u> transportation
	<u> </u> not applicable	<u> </u> no	<u> </u> military	<u> </u> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Evelyn Kutchey

street & number 4000 Fifth Street telephone no.: 410-355-8180

city, town Baltimore state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Court House liber MLP 7962

street & number Calvert and Fayette folio 10

city, town Baltimore state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. B-4599

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Kutchev residence is a bungalow style house that the original owners bought from Sears, Roebuck and Company in 1926. Except for minor details, it is identical to the "Walton" model from Sears' "Honor Bilt" series. The broad, deep eaves, exposed purlins, low gabled roofs on the house and porch are characteristic of the bungalow style as interpreted by Sears, Roebuck and Company.

The house sets on the corner of Jack and 5th Streets, with the main elevation (east) facing 5th Street. This elevation has a gabled roof and is three bays wide with a the doorway in the center. The house is frame covered with cedar shingles, many of them original. Like most bungalows, however, the elements of the Kutchev house are asymmetrical. The wall containing the entrance doorway and the living room window to the right of the door is recessed five feet creating part of the deep porch. The porch itself sets off-center of the house and projects seven feet to the north and eight feet to the east. The porch's gable faces east and is less steep in pitch than the gable of the house. The effect of this contrast pulls the house closer to the ground though it sets high on its concrete block foundation, while it makes the house appear wider than it actually is. The house and porch have deep eaves that are now boxed in. The eaves were originally open to show the purlins.

A bay of windows to the left of the entrance projects from the house. This bay contains a pair of windows, three-over-one each. A contemporary window box replaced the original and sets underneath the bay supported by the original braces. The window to the right of the entrance is four-over-one. The entrance door itself is glazed with fifteen panes. Sidelights to the entry are one light wide and five lights long. The original three-light casement window in the gable of the house has been replaced by a contemporary metal framed casement window that is twice as large as the original.

The concrete block foundation is original. The blocks are molded to resemble rusticated stone and might be the blocks that Sears advertized as "rock face" block. These blocks are used to create the square three-foot tall pillars that support the square wooden tapering columns that support the porch roof. These blocks also form the parapets on either side of the stairs leading up to the porch. The porch handrail and its square balusters are original.

The west elevation is symmetrical. A doorway in the center of the elevation gives access at grade level to the basement and to the former kitchen. The three-over-one windows on either side of this door are evenly spaced and because the door is at grade level, these windows set higher up in the wall, their dividing rail even
(continued on 7.1)

8. Significance

Survey No. B-4599

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Kutchey house represents the confluence of social and economic changes in the United States during the first decades of the twentieth century. The U.S. economy experienced an unprecedented boom through most of the early twentieth century, especially during the 1920s. Cities grew, incorporating older towns as they expanded and creating planned suburbs on what was once open farmland. This growth promoted the kind of marketing techniques that Sears, Roebuck and Company perfected.

Sears sought to provide the American consumer with virtually every product conceivable. Between 1908 and 1912, Sears even manufactured its own line of automobiles. It was Sears that helped to create America's mass consumer culture and its expectations of quality, value, and timely delivery.¹

Between 1916 and 1933, Sears sold prefabricated houses through its house catalogues. The houses in the 1926 catalogue ranged in price from \$599.00 to \$4,909.00. Sears aggressively marketed the houses as cheaper and faster to build than traditional methods. Sears claimed that their clients would save on architects' fees and the cost of construction. Because Sears houses were shipped to the site with all the necessary lumber, claimed their advertisements, there was no waste, and because the instructions and specifications were so exact, poor workmanship would be avoided. The Company also underwrote mortgages on its houses which greatly increased their availability to most consumers. The Great Depression brought on many foreclosures, however, and forced the Company to abandon its mail-order house line.²

Thomas and Anne Fisher built the Kutcheyhouse in the Brooklyn community of south Baltimore in 1926, one year after the peak of the post-war house-building boom in the United States. Brooklyn's proximity to the port of Baltimore made it a logical choice as a
(continued on 8.1)

¹Roger W. Moss, editor, Sears, Roebuck Catalog of Houses, (New York: Dover Publications, unabridged reprint, 1991), pp. 1-3.

²Ibid.

9. Major Bibliographical References

Survey No. B-4599

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						
	Zone	Easting	North	ing													

B	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						
	Zone	Easting	North	ing													

C	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						

D	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						

E	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						

F	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						

G	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						

H	<table border="1"><tr><td> </td><td> </td></tr></table>			<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Clifton C. Ellis Architectural Historian

organization Maryland Historical Trust

date 12 August 1995

street & number 601 Old Ballard Road

telephone 804-979-1785

city or town Charlottesville

state Virginia 22901

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

7.1 continued

with the top of the door. The original three-light casement in the gable has been replaced by a door flanked by two narrow casement windows leading to a contemporary wood deck built of pressure treated two-by-four timbers. The deck is square but set at a forty-five degree angle to the house.

In both plan and elevation the Kutchey house is almost identical to the "Walton" model of "Honor Built" houses that Sears offered in its 1926 catalog. The Kutchey house departs from the "Walton" plan in minor details. The bedroom's are twelve feet wide rather than ten feet wide, and the rear of the Kutchey house is straight across where the plan of the "Walton" shows the back wall of the bedroom recessed by two feet. Other minor details were not built into the Kutcheyhouse. The "Walton" plan shows a door from the hall giving access to the linen closet shared by the bathroom. The Kutcheyhouse has no such door in the hallway. The space for the icebox on the landing of the cellar stairs was eliminated so that the back wall of the back bedroom could be extended even with that of the kitchen.

The Kutchays further modified the plan over the years. The "colonnade" between the living room and dining room has been blocked in. This colonnade was one of the options Sears offered in its models. The Kutchey's colonnade consisted of two square columns set on low pedestals that extended to the wall. Some Sears colonnades contained bookshelves in these pedestals. The Kutchey's pedestals, however, had no shelves. The colonnade is still intact, but hidden by the new wall.

In the late 1950s the Kutchays moved the kitchen from its original location to the middle bedroom. They cut a door through the bedroom wall to the dining room and cut a door to the side yard through the south wall, east of the double windows. This kitchen was remodeled in the early 1980s and the washer and dryer were moved into the former bedroom closet whose opening was enlarged and covered with louvered doors. The old kitchen is now a sitting room.

The Kutchays replaced the original bathroom fixtures, but kept the sink and the medicine cabinet which are now in the basement. The new fixtures are located where the originals were.

The major alteration of this house was the conversion of the attic into a bedroom. This had no effect on the original arrangements or fabric of the first floor. The Kutchays removed the door leading to the attic staircase, carpeted the stairs and floor upstairs, replaced the windows, as noted, added a skylight and plastered or drywalled the walls and ceiling of the attic.

The interior trim of the Kutchey house is pine. The plain frames of the doors and windows support a simple entablature topped by a crown molding. The doors are pine and have five horizontal panels. The hardware in the house is the standard "Chicago Design" that Sears offered in its 1926 catalog.

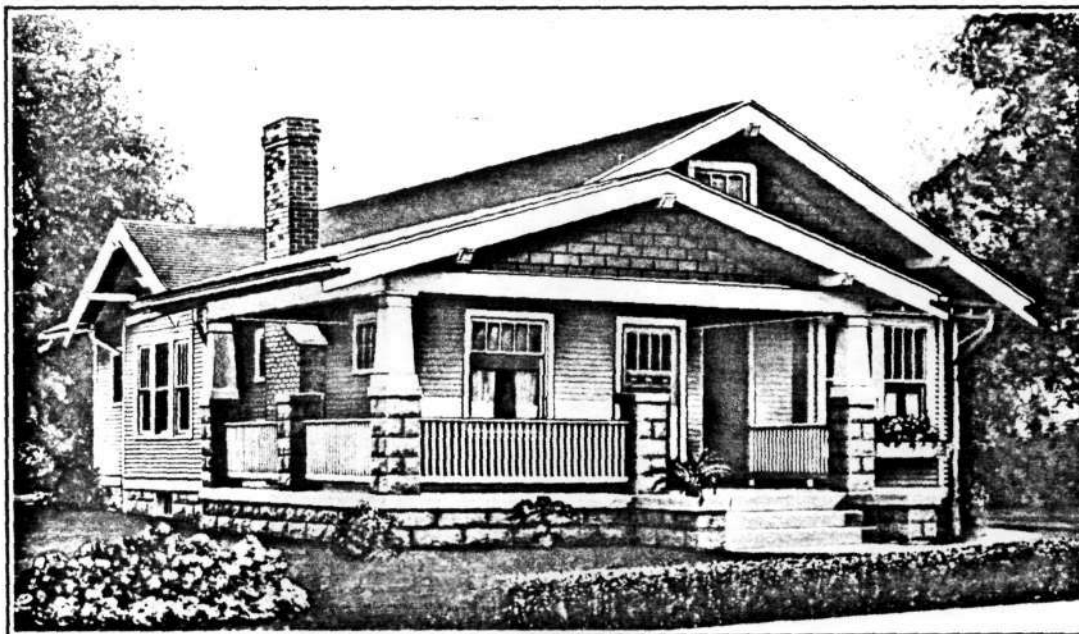
The Kutcheyhouse is a well-preserved example of a uniquely American concept in building.

(8.1 Continued)

place to settle for families whose livelihood was connected to the port. Mr. Fisher was a sea captain who by 1926 could afford a comfortable house for his family. The Fishers lived in the house for 23 years before selling it to the Kutchlys for ten thousand dollars. Mr. and Mrs. Kutchlys bought the house because of its proximity to Mr. Kutchly's work, and because the family could walk to school, to church and to the shopping district of Brooklyn. The Kutchlys raised their four children in the house.

The Sears house, then, was the embodiment of the "American Dream" both for the American family and for American business. Sears, Roebuck and Company and the American industrial worker rode a wave of prosperity in the early years of the twentieth century that benefited both. The creation of new markets by business and the availability of consumer goods to the working class seemed to support a reciprocal economic relationship that was stable and dependable. The Kutchly's bungalow, with its broad, deep front porch embracing the outdoors, its low, wide projecting eaves protecting the house from the elements, seemed anchored securely in its community. The Great Depression shattered this illusion, eventually ended Sears' mail order house business, and led to the foreclosure on thousands of Sears' mail order houses.

SIX ROOMS, BATH AND PORCH



THE WALTON embodies strength, dignity and gracefulness. It presents a most pleasing appearance and is of a character that will long retain popular favor.

The Living Room. The six rooms and bath are well arranged. It is not necessary to enter any of the three bedrooms directly from the main rooms. Ample closets are provided and many of the latest ideas for space utilizers are embodied. The living room is of excellent proportions and well lighted. Size, 14 feet 2 inches by 19 feet 1 inch. The fireplace and bookcase colonnade add to comfort as well as beauty.

The Dining Room. Through the bookcase colonnade you enter the dining room, 16 feet 2 inches by 12 feet 9 inches. The dining room is flooded with sunshine by the row of windows on the left and with the long wall space opposite these windows you can place a buffet of any size.

The Kitchen. The kitchen is planned to make the work easy. It measures 8 feet 9 inches by 12 feet 1 inch. Only a few steps away from the door to the dining room is the stove. On the landing at the grade entrance, just inside the back door which is glazed, is a space for refrigerator. Here, too, are stairs to basement.

The Bedrooms. A hallway, which has a coat closet, and a linen closet, connects the living room with two bedrooms and bath.

The front bedroom has a built-in cedar chest that forms a window seat. There is a clothes closet with hat shelf. Light and air come from three windows. The other bedroom has a clothes closet with hat shelf and a double window.

The rear bedroom is entered from a square hall that is open from the dining room. This hall accommodates a clothes closet and stairs to attic. All bedrooms allow comfortable placing of the usual furniture.

A bathroom is between the two bedrooms. The above mentioned linen closet has a door opening into the bathroom.

Honor Bill

The Walton

No. P13050 "Already Cut" and Fitted

\$2,471⁰⁰

The Basement. Excavated basement with concrete floor. Room for furnace, laundry and storage.

Height of Ceilings. Basement, 7 feet from floor to joists. Main floor, 9 feet from floor to ceiling.

What Our Price Includes

At the price quoted we will furnish all the material to build this six-room bungalow, consisting of:

Lumber, Lath;
Roofing, Best Grade Clear Red Cedar Shingles;
Siding, Clear Cypress or Clear Red Cedar, Bevel;
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
Flooring, Clear Maple for Kitchen and Bathroom, Clear Oak for Balance of Rooms;
Porch Floor to Be Cement;
Porch Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock;
Finishing Lumber;
High Grade Millwork (see pages 110 and 111);
Interior Doors, Inverted Two-Cross Panel Design of Douglas Fir;
Trim, Beautiful Grain Douglas Fir or Yellow Pine;
Windows of California Clear White Pine;
Bookcase Colonnade; Medicine Case;
Mantel; Sash Weights; Cedar Chest Seat;
40-Lb. Building Paper;
Eaves Trough; Down Spouts;
Chicago Design Hardware (see page 132);
Paint for Three Coats of Outside Trim and Siding;
Shellac and Varnish for Interior Trim and Doors;
Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors;
Stain for Two Brush Coats for Shingles on Gables.

Complete Plans and Specifications.

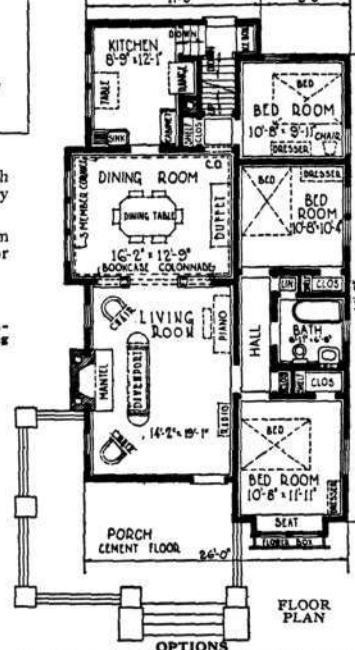
Built on a concrete foundation.

We guarantee enough material to build this house. Price does not include cement, brick or plaster.

See Description of "Honor Bill" Houses on Pages 12 and 13.

For Our Easy Payment Plan See Page 144

Can be built on a lot 40 feet wide
 17'-0" 8'-0"



OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$200.00 extra. See page 109.
 Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$58.00 extra.
 Oak Trim and Doors for living room and dining room, \$159.00 extra.
 Storm Doors and Windows, \$72.00 extra.
 Screen Doors and Windows, galvanized wire, \$42.00 extra.
 For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

The WALTON - INTERIORS



ABOVE—A feeling of comfort and good fellowship is present always in this living room with its handsome fireplace. Here, too, a bookcase colonnade between the living room and dining room not only adds a note of beauty, but it also serves to unite both rooms, affording extra space when entertaining.

CENTER—This view of the front bedroom reveals the built-in cedar chest that forms a window seat.

BOTTOM LEFT—This up to date kitchen includes a step and time saving built-in kitchen cupboard. Well lighted and ventilated by a double window.

BOTTOM RIGHT—Good spacing in this dining room allows complete furnishing, including a buffet, with plenty of room for guests.

Above views show the satisfactory way one owner furnished The Walton.

B-4599
Kutchey House
4000 Fifth Street
Block 7121 Lot 018
Baltimore City
Curtis Bay Quad.

